



**Brae View Singlerose Road, Stenalees St. Austell PL26 8TD**

**welcome to**

**Brae View Singlerose Road, Stenalees St. Austell**

**\*\*OIEO £475,000 \*\*** Fox and sons are pleased to present this spacious and versatile dormer bungalow, accessed down a long driveway which provides access for six cars and also large garage. The home has generous accommodation and is a must view.



### **Entrance Hall**

A welcoming and spacious hallway, you are greeted with beautiful stone flooring and laminate flooring to follow, there are wooden doors which lead you to all rooms on the ground floor. There are three large storage cupboards and spiral staircase leading you to the master suite.

### **Living Room**

23' 1" x 17' 1" ( 7.04m x 5.21m )

Exceptionally large living space with laminate flooring throughout, double glazed window to rear, ceiling light and LED spotlights. There are UPVC doors leading through to the conservatory.

### **Kitchen/ Dining Room**

19' x 14' 1" ( 5.79m x 4.29m )

This room is complete with beautiful wall and floor mounted units with plinth lightening which is beautiful across the slate tiled flooring. Built in appliances include Dishwasher, under counter freezer, wine cooler, range cooker and extractor and to finish this beautiful kitchen is the granite worktops and sink waste disposal unit. American style fridge freezer and double glazed window to rear, sky light, and UPVC sliding door which lead you through to the rear garden. There is also a wooden door leading you through the utility room.

### **Utility Room**

13' 1" x 5' 1" ( 3.99m x 1.55m )

Great addition to the home and space away from the kitchen, the utility room includes sink and drainer with plumbing for a washing machine and tumble dryer, floor mounted units providing extra space, tiled flooring, ceiling light and radiator. This room also houses oil fired boiler. This room also leads you through to the integral garage.

### **Conservatory**

13' x 13' ( 3.96m x 3.96m )

A room to enjoy the garden outlook. There are sliding doors to both sides and laminate flooring throughout.

### **Bedroom Four**

15' x 14' ( 4.57m x 4.27m )

Currently being used office and bar room. A great size fourth bedroom or space to suit your requirements. Laminate flooring, ceiling light, double glazed window to front aspect and a great addition to the room is the jukebox connected to the in house speakers.

### **Bedroom Three**

11' 1" x 11' 1" ( 3.38m x 3.38m )

Another great size bedroom with laminate flooring throughout and double glazed window to side aspect of the property.

### **Bedroom Two And En-Suite**

11' 3" x 11' 8" ( 3.43m x 3.56m )

Bedroom two is complete with great built in storage, ceiling light, laminate flooring and double glazed window to side. This bedroom also has an en-suite.

The en-suite is tiled throughout with vinyl flooring, wash basin and vanity unit, W/C, Corner shower double glazed window to side aspect of the property.

### **Family Bathroom**

The bathroom is complete with tiled flooring and part tiled walls, wash basin and vanity cupboard with W/C. Panelled bath with rainfall shower, heated towel rail and wall mounted mirror.

### **Landing**

Spiral staircase leads you to the large open landing space providing access to storage cupboard master suite and bathroom. This space can be fit for many requirements, perfect for a quiet reading area, dressing area or a space to suit your needs.

### **Master Suite - Bedroom One**

23' 1" x 14' 6" ( 7.04m x 4.42m )

This bedroom is exceptionally large and bright. Providing you with so much space this area is complete with carpet flooring, ceiling light, radiator and three Velux windows.

### **En Suite**

Another exceptionally large room on the upper level is the en suite bathroom. This room provides spacious shower cubicle, panelled bath, wash basin and vanity cupboard with extra storage space units, wall mounted towel rail, extractor fan, vinyl flooring and Velux window.

### **Rear Garden**

Patio areas across the rear garden, decking, with glass house and bushes and shrubs. There is also plumbing for hot tub.



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welcome to

## Brae View Singlerose Road, Stenalees St. Austell

- DETACHED DORMER BUNGALOW
- DRIVEWAY FOR MULTIPLE VEHICLES
- FOUR BEDROOMS
- THREE BATHROOMS
- COUNCIL TAX BAND D

Tenure: Freehold EPC Rating: B

offers in excess of

**£475,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SAS105538 - 0004

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fox & sons



**01752 847151**



[saltash@fox-and-sons.co.uk](mailto:saltash@fox-and-sons.co.uk)



20 Fore Street, SALTASH, Cornwall, PL12 6JL



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